

**City of York Board of Zoning Appeals
Minutes
July 20, 2021**

Members Present:

Chairperson James Ramere
Strauss Shiple
Rodney Blair
Cheryl Sige
Becca Caldwell
Jill Neff
Bryant Brown

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Teresa Bass

Chairperson James Ramere called the meeting to order at 6:00 pm.

The first item of business was approval of the draft Minutes from the June 8, 2021 meeting. Upon a Motion by Strauss Shiple, seconded by Becca Caldwell, the Board unanimously approved the Minutes as submitted.

The second item of business was a special exception application for a proposed granite monument sign for York Veteran's Park located at 23 East Liberty Street.

Chairperson Ramere convened a public hearing regarding the application for the sign, announced an order of business for said public hearing, and requested that City staff provide information regarding the application.

Planning Director Breakfield indicated the following regarding the application:

1. As Chairperson Ramere noted, the first item of business was a special exception application for a proposed granite monument sign for York Veteran's Park located 23 East Liberty Street.
2. The property is referenced by York County tax map # 0700402011.
3. The property is zoned B1 – Central Business District and Local Historic District.
4. In the B1 district, freestanding signage is allowed subject to special exception review by the BZA.

5. Since the property is located in the local historic district, the Board of Architectural Review reviewed and conditionally approved the application at a recent meeting, based on the monument sign being spot lit from the ground and line of sight requirements being met.
6. The BZA must conduct a public hearing(s), receive public feedback and make a final decision on the matter. The public hearing for this application was scheduled for this evening.
7. As with all public hearings, the agenda was posted to a local newspaper, the City's website and at York City Hall; all adjacent property owners were notified by mail; the Public Hearing was duly advertised in a local newspaper and Public Hearing signage was posted on each affected property.
8. As the application is reviewed, please be mindful that the following factors must be addressed in your decision-making process:
 - The proposed design and location of the particular development.
 - The possible traffic-generating characteristics of the proposed development.
 - The effects of the proposed development on the present or intended character of the area in which it is proposed for location.
 - The availability of public utilities, facilities and services.
9. The BZA has a maximum of 75 days from this meeting to render a decision on the application; otherwise, the application is deemed approved.
10. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

After much discussion and upon a Motion by Jill Neff, seconded by Bryant Brown, the Board unanimously approved the application as submitted.

There being no further business, the meeting was adjourned at 6:08 pm.

Respectfully submitted,

C. David Breakfield Jr., MCP, AICP
Planning Director

cc: City Manager Seth Duncan
File- Board of Zoning Appeals 7/20/2021